

10 March 2022

Northern Beaches Council
Civic Centre, 725 Pittwater Road
De Why NSW 2099

Dear Sir / Madam

**Re: HERITAGE IMPACT STATEMENT – S4.55 Application PAN-202207
1121 Pittwater Road, Collaroy**

The modifications proposed as part of this S4.55 (1A) application are minor and include:

- Condition 10 – Flood study submitted in March 2021 included 100% water blockage below building to minimise maintenance & damage to heritage item if flood waters are directed under building. Council appears to have misinterpreted this report. We seek to correct this discrepancy.
- Condition 15 – Our DA submission intended to reinstate the existing car parking layout 'like for like' whilst including an accessible ramp and accessible compliant car space. The site width does not accommodate full compliance to AS/NZS 2890.1:2004 Part 2.4.2 Angle parking aisle (c) blind aisles and the retention of 8 car parking spaces. We seek to surface label end spaces as 'staff only' to retain the 8 car parking spaces shown in the approved DA drawings.
- Rear extension levels raised to flood planning level as required by Condition 10
- Minor changes to elevations as nominated on the drawings

All proposed modifications are minor in nature and have been designed to have minimal impact upon the heritage building.

Yours Sincerely



Dimitra Lomis

BigCity Design Pty Ltd